



CONFIDENTIAL MINUTES OF THE MEETING OF THE BAROSSA COUNCIL
held pursuant to the provisions of Section 90(2) of the Local Government Act
1999 on Tuesday 19 December 2023 commencing at 6.10pm.

CONFIDENTIAL MINUTES

1. ATTENDANCE RECORD

1.1 Members Present

Mayor Bim Lange, Crs John Angas, Don Barrett, David de Vries, Tony Hurn, Kathryn Schilling, Cathy Troup, Jane Evans, Bruce Preece, Jess Greatwich, Rick Lane and Heidi Thompson

1.2 Officers Present

Martin McCarthy, Chief Executive Officer, Ben Clark, Director Infrastructure and Environmental Services, Jake McVicar, Director Development and Community Services, Aaron Curtis, Manager Development Services and the Minute Secretary.

8. CONFIDENTIAL REPORTS

8.1 Development and Community Services

8.1.1 BAROSSA GROWTH AND INFRASTRUCTURE INVESTMENT STRATEGY- DRAFT REPORT FOR CONSULTATION **23/115919**

MOVED Cr de Vries

That Council:

- (1) Authorise the Chief Executive Officer or his delegate to make any final minor amendments to the Draft Barossa Growth and Infrastructure Investment Strategy, as per Attachment 1 and endorse the draft Strategy as being suitable for the purpose of undertaking community engagement;

- (2) Endorse the proposed community engagement methodology as contained within Attachment 2;
- (3) Having considered this matter in confidence under Sections 90(2) and 90(3)(b) of the *Local Government Act 1999*, makes an order pursuant to Section 91(7), that the minutes, agenda report and attachments other than the minutes relating to this confidentiality order of the Confidential Council Meeting held on 19 December 2023 in relation to item 8.1.1 Barossa Growth and Infrastructure Investment Strategy - Draft Report for Consultation be kept confidential and not available for public inspection until such time as the draft Strategy is released for public consultation and authorise the Chief Executive Officer to review and revoke the order.

SECONDED Cr Preece**CARRIED CO 2022-26/314****PURPOSE**

To seek Council endorsement of the draft Barossa Growth and Infrastructure Investment Strategy and Communications Plan, prior to commencing the final community engagement process.

REPORTBackground

In December 2022, The Barossa Council initiated the draft Growth and Infrastructure Investment Strategy (the draft Strategy). The draft Strategy was initiated to address a number of actions contained within the Barossa Local Economic Development Plan 2022-2027. In addition, a key objective of initiating the Strategy was to directly influence the next iteration of the Greater Adelaide Regional Plan.

In May and June 2023, Council undertook a significant community engagement exercise that brought together a high level consultation response regarding planning for growth and preservation of the unique character of the Barossa. Council received in excess of 700 pieces of feedback during the high level consultation.

Following the consultation, Council held a workshop on 6 September 2023 and consultants URPS presented the summary of feedback from the consultation. Also in attendance was the Chair of the State Planning Commission (SPC), Mr Craig Holden who presented in respect to the Greater Adelaide Regional Plan Discussion Paper.

The Consultation Summary, prepared by URPS, was subsequently endorsed by Council, at the Ordinary Council Meeting held on 19 September 2023.

A further workshop was held with Council on 1 November 2023. Consultants, URPS were in attendance and presented the draft directions for the Strategy and to seek feedback, prior to presenting the draft Strategy to Council for endorsement to commence public consultation.

Introduction

The draft Strategy has been prepared and is contained in Attachment 1. This report seeks Council endorsement to commence community engagement, in accordance with the Communications Plan contained in Attachment 2.

Discussion

The draft Strategy is comprehensive and contains a significant amount of information. This report summarises the key parts of the Strategy:

Project Objectives

Council initiated the Strategy with the following project objectives the key considerations which also form the project's vision:

1. Provide strategic direction for land use and infrastructure planning.
2. Provide greater investment certainty about where the Barossa will grow, and what infrastructure is necessary to support this growth.
3. Enable Council to better target expenditure in infrastructure and align it with growth priorities.

High Level Early Consultation

Council prepared an Issues Paper prior to preparing the draft Strategy to stimulate local community feedback in respect to:

- Where can/should growth be accommodated and why;
- What type of development is required to support the existing and future population;
- What infrastructure is required to support growth;
- Other considerations to be aware of.

A high-level summary of the feedback is contained below for reference:

Theme	Summary
<i>Character Preservation District</i>	- Most respondents against change in boundaries. - Some respondents would like to see policies strengthened.
<i>Development</i>	- Support for small scale tourist accommodation, cellar doors, wineries. - Little support for large scale commercial / residential development. - Support for higher density housing within the township boundaries. - Infill needs to align with the existing character. - Protecting heritage / repurposing heritage buildings in a sensitive manner. - Residential development to be focused in Concordia. - Lack of housing affordability is a concern.
<i>Infrastructure</i>	- Region needs improved road infrastructure. - Signage / safety infrastructure. - Pedestrian and cycling infrastructure. - Improved car parking provision. - Water harvesting and water re-use infrastructure.

Services	- Public transport – reinstating the tramline. - Health services. - More schools. - Better waste management – recycling. - Improve and increase sporting and social infrastructure to support a growing community.
Natural Environment	- Limit removal of native vegetation. - Protect health of waterways. - Improve biodiversity and promote green corridors. - Promote ecotourism while protecting our natural areas. - Manage bushfire, flooding and climate change impacts.
Economy and Tourism	- Maintain viticulture and agriculture. - Improve value add to primary produce. - Enhance diversity of jobs while retaining local character. - Support small local businesses. - Promote sensitive tourism. - Enhance entryways of towns to promote tourism.

Character Preservation Act 2012

The draft Strategy has taken account of the important Character Values of the District as enshrined within the *Character Preservation Act 2012* and the legislative controls contained within Section 8 of the Act which preclude the creation of additional residential allotments outside of defined townships and rural living areas.

Greater Adelaide Regional Plan Discussion Paper

The SPC released the Greater Adelaide Regional Plan Discussion Paper for consultation in August 2023. Consultation concluded on 6 November 2023 and the following elements of the Discussion Paper, which are directly relevant to The Barossa Council, have been considered in preparing the Strategy:

- Identification of Concordia as the single area for major growth in order of 10,000 new homes;
- The SPC will not investigate urban growth opportunities in the Character Preservation District within this iteration of the Regional Plan;
- The towns of Freeling and Kapunda, located within the Light Regional Council are identified for investigation of modest township growth;

Drivers influencing direction for Growth Strategy

The Barossa Council has experienced strong population growth, with ABS statistics indicating growth of 1.28% annually over the past five years, from 23,558 people in 2016 to 25,066 people in 2021. Factors contributing to growth include:

- Completion of the Northern Expressway and Northern Connector;
- Affordable lifestyle;
- Tree change effect and Covid-19 lifestyle changes.

Residential development within Nuriootpa has accounted for 25% of total dwellings built within the Northern Plains and Barossa Region between 2010 and 2019. Current projections estimate the Barossa's population will increase to 33,593 people by 2040. This translates to growth rate of approximately 1.8% per annum, excluding growth anticipated in Concordia.

While land supply analysis suggests majority of townships will exceed 15 year land supply, this analysis is based on historical take up rates and based on land supply. What is known is that demand within the larger townships is outstripping supply which is impacting land affordability and access to workers for employment in the region. The Strategy recommends the need for rolling supply of land in townships to accommodate for in excess of 15 year growth, separate to Concordia.

In addition, tourist demand for accommodation and employment land is strong. There is an increasing pressure for conversion of residential stock to tourist accommodation which is further impacting dwelling supply. Employment land supply is limited within most townships with the majority of zoned land either developed or not available on the market. Further Employment and Strategic Employment Zoned land is recommended as part of the Strategy.

Draft directions for the Growth Strategy

The draft Strategy is robust and takes account of significant information gathered to date. This includes key data and drivers impacting the region, legislative framework (including Greater Adelaide Regional Plan Discussion Paper) and the significant feedback received from early stakeholder workshops, internal staff workshops, Council workshops and the important community feedback summarised above.

Section 4 of the draft Strategy identifies the proposed regional objectives and strategies and proposed infrastructure priorities. Section 5 contains the Township Plans. This includes the six largest townships being Nuriootpa, Tanunda, Angaston, Williamstown, Lyndoch and Mount Pleasant together with the smaller townships of Eden Valley, Moculta, Springton and Stockwell. The smaller settlements as well as the out of township areas are addressed in Sections 5.11 and 5.12 respectively.

Each township is accompanied by four sets of maps, being the constraints map, the development opportunities map, the infrastructure analysis map and the services map. The draft Strategy provides objectives for each township, an overview of current state, development challenges, proposed development opportunities and infrastructure considerations.

The key directions for the draft Strategy can be summarised as follows:

- Increase development opportunities within existing township boundaries, comprising primarily of increased development within Rural Living Zones, by reducing allotment sizes or rezoning land to Township Neighbourhood Zones;
- Promote development of existing Neighbourhood zoned land through structure planning to facilitate coordinated land supply;
- Promote activation and mixed use development of main streets within all townships, including increasing building heights up to three storeys;
- Identify Council land for possible redevelopment at Nuriootpa (Samuel Road), Tanunda (Council Depot) and Lyndoch (two existing reserves);

- Rezone Home Industry Zones in Nuriootpa and Tanunda to Neighbourhood Zones;
- Transition the existing employment areas at Tanunda (Pernod Ricard) and Nuriootpa (Beckwith Park) to business innovation precincts;
- Identify suitable locations outside of townships for large scale tourist accommodation within planned Tourist Development Zones;
- Identify suitable locations for new Employment and Strategic Employment Zones where they do not impact the special character of the Barossa or impact sensitive uses, focused around the freight network.

Taking account of the clear direction within the Greater Adelaide Regional Plan Discussion Paper and community feedback, the Draft Strategy does not recommend expansion of townships beyond boundaries, with exception of the site at corner of Moppa Road south and Greenock Road, which has been expressed by Council previously as recommended for rezoning up to Neil Avenue.

While expansion of township boundaries is not proposed, there is clear recognition that the larger townships are under pressure from accommodating long term growth and further intervention in the long term will be necessary. This need is notwithstanding the perceived view that there is sufficient long term supply of land in the Council area for reasons as summarised earlier.

Finally, Section 6 of the draft Strategy recommends:

- Investigation of Local Design Review to support good design outcomes through development assessment;
- Collaboration with the Housing, Infrastructure, Planning and Development Unit (HIPDU) to deliver the Concordia Growth Area;
- Implementation of Infrastructure Schemes to support equitable infrastructure delivery in new identified development areas.

Summary and Conclusion

The draft Barossa Growth and Infrastructure Investment Strategy has been prepared and is presented to Council for endorsement, prior to commencing community engagement. The Communications Plan is prepared for Council endorsement.

Council wishes to engage with its community on the draft Strategy to enable robust community feedback prior to endorsing the final Strategy. If endorsed, Council will then need to turn its mind to implementation of the strategies and actions within.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

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| Attachment 1 | Barossa Growth and Infrastructure Investment Strategy - Draft for Consultation  |
| Attachment 2 | Draft Growth and Infrastructure Investment Strategy - Communications Plan  |

Supporting references

Barossa Local Economic Development Plan 2022-2027
The 30 Year Plan for Greater Adelaide
Greater Adelaide Regional Plan Discussion Paper

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Legislative Requirements

Planning, Development and Infrastructure Act 2016

Character Preservation Act 2012

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Preparation of the draft Strategy and associated community engagement is within the budget allocation for the project. The project is being managed with the support of internal resources and engagement of URPS as the lead consultant to deliver on the Strategy.

COMMUNITY ENGAGEMENT

Council undertook significant early engagement with the broader Barossa community in May and June 2023, prior to preparing the draft Strategy. This consultation included all of the usual communication channels plus seven Community Listening Posts, two Community Meetings, online surveys and an interactive map.

The proposed consultation methodology is contained within Attachment 2 and will be a more targeted consultation that is proposed for period of 4 weeks. The consultation is proposed to commence from 7 February until 6 March 2024. The following communication methods are proposed to be undertaken:

- Press/advertising;
- Media release;
- Your Say Barossa;
- Social media/website;
- Invitation for written submissions;
- Letter to all identified key stakeholders;
- Letter sent to all persons that participated in the earlier round of consultation.

At the conclusion of the engagement period, a full summary of the submissions and comments received will be provided to Council to inform final consideration of the draft Strategy.

It is anticipated that a workshop will be held with Council in April 2024 to present the findings from the consultation and to seek final feedback prior to presentation of the Strategy for Council endorsement.

Resumption of open council meeting at 6.57pm

Confirmed at Council Meeting on 16 January 2024

Date:.....

Mayor:.....